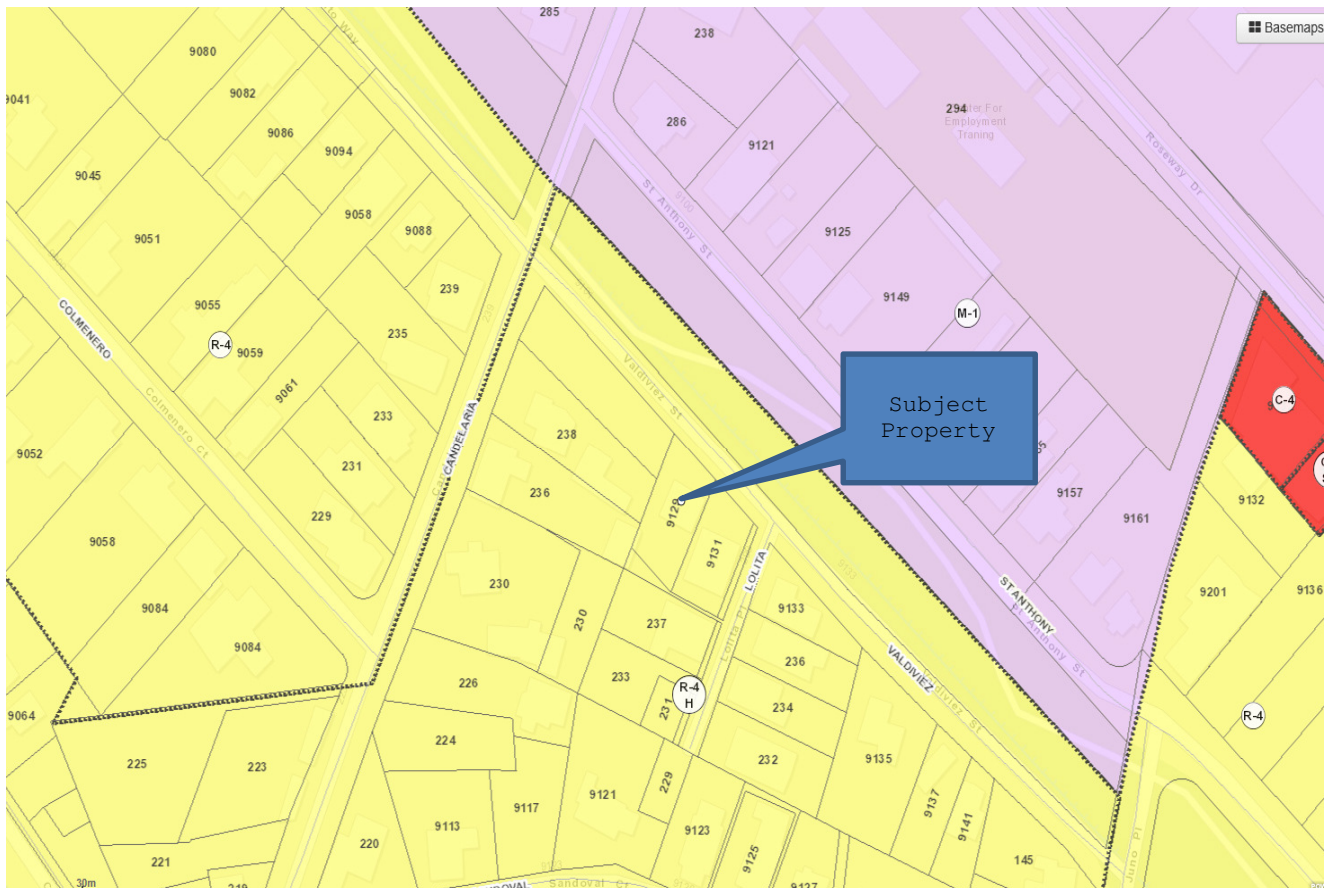




**PHAP16-00021**

**Date:** October 24, 2016  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Imelda and Carlos Christensen  
**Representative:** Sotero Ramirez  
**Legal Description:** 46 Ysleta Tr. 10-C-2, City of El Paso, El Paso County, Texas  
**Historic District:** Ysleta  
**Location:** 9129 Valdiviez Street  
**Representative District:** #6  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1943  
**Historic Status:** Non-Contributing  
**Request:** Certificate of Appropriateness for the construction of a one-story dwelling  
**Application Filed:** 9/19/2016  
**45 Day Expiration:** 11/3/2016

**ITEM #1**



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the construction of a one-story dwelling

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

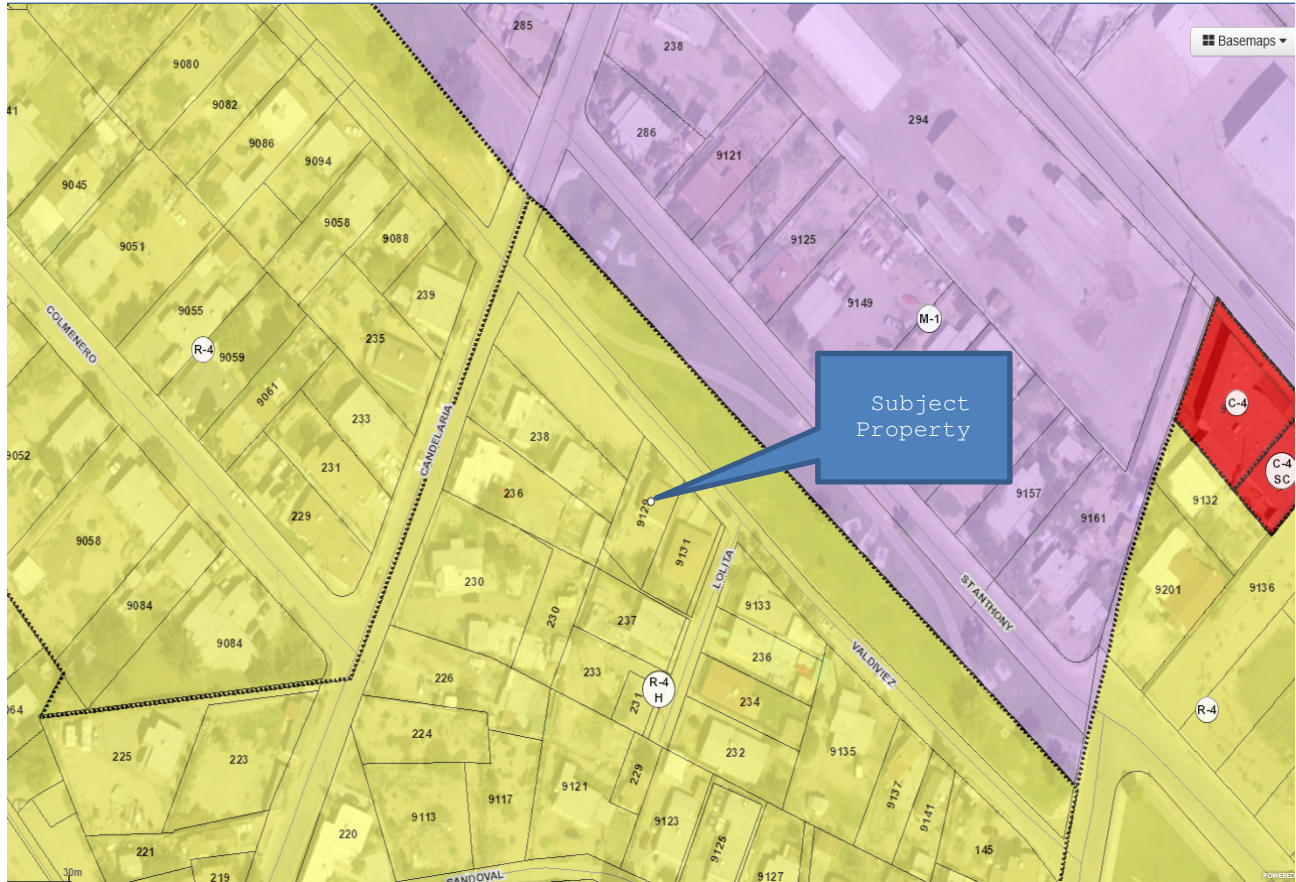
*The Ysleta Historic District Design Guidelines recommend the following:*

- *Any new construction must be compatible in size, texture, color, design, proportion and detail to adjacent buildings and streetscapes; and must follow the specific architectural styles designated appropriate for that particular zone (The Core Historic District Zone consists of the Ysleta Mission and a zone that extends beyond the Mission's grounds. New construction and renovation within this zone shall achieve harmony through the use of similar materials, color, proportion and general detailing. The dominating effect should be that of adobe construction as prescribed in detail on adjacent pages. Design elements characteristic of Pueblo Colonial and Pueblo Revival should be incorporated and the design standards listed above shall be followed.). Incorporating existing architectural features with new design elements can contribute added interest and compatibility.*
- *New structures should respect the integrity of existing buildings. Existing historic structures and streetscape need be taken into consideration before designing new infill construction. Setbacks, proportion, rhythm, and building elements should all be addressed.*

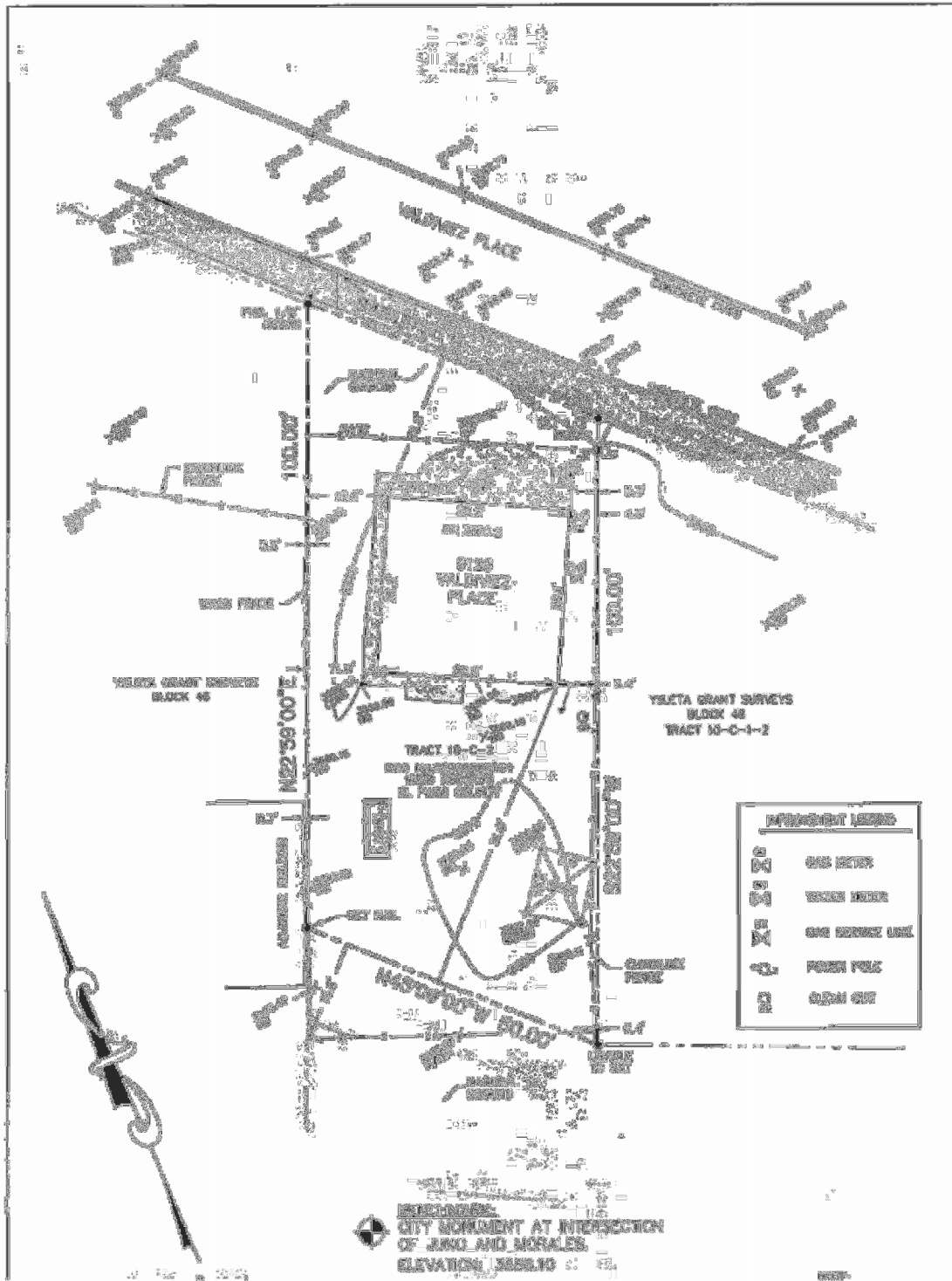
*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

## AERIAL MAP



# EXISTING SITE PLAN





**1 FRONT ELEVATION**

**2 LEFT SIDE ELEVATION**

**3 REAR ELEVATION**

**4 RIGHT SIDE ELEVATION**

**5 WATER HEATER CLOSET**

**6 A/C DUCT AT FURRO-DOWN TYP.**

**7 FOUNDATION PLAN**

**8 ROOF FRAMING PLAN**

**9 MECHANICAL PLAN**

**10 WALL SECTION**

**1 FRONT ELEVATION**  
 This elevation shows the front facade of the building, featuring a central entrance with a gabled roof and a small porch. The walls are finished with brickwork. The drawing includes dimensions for the overall height and width, as well as specific details for the entrance and roofline.

**2 LEFT SIDE ELEVATION**  
 This elevation shows the left side of the building, featuring a series of windows and a small porch. The walls are finished with brickwork. The drawing includes dimensions for the overall height and width, as well as specific details for the windows and porch.

**3 REAR ELEVATION**  
 This elevation shows the rear facade of the building, featuring a series of windows and a small porch. The walls are finished with brickwork. The drawing includes dimensions for the overall height and width, as well as specific details for the windows and porch.

**4 RIGHT SIDE ELEVATION**  
 This elevation shows the right side of the building, featuring a series of windows and a small porch. The walls are finished with brickwork. The drawing includes dimensions for the overall height and width, as well as specific details for the windows and porch.

**5 WATER HEATER CLOSET**  
 This plan view shows the layout of the water heater closet, including the location of the water heater, pipes, and other fixtures. The drawing includes dimensions for the overall size and specific details for the fixtures.

**6 A/C DUCT AT FURROWDOWN TYP.**  
 This plan view shows the layout of the A/C duct at the furrowdown, including the location of the duct, pipes, and other fixtures. The drawing includes dimensions for the overall size and specific details for the fixtures.

**7 FOUNDATION PLAN**  
 This plan view shows the layout of the foundation, including the location of the foundation walls, footings, and other fixtures. The drawing includes dimensions for the overall size and specific details for the fixtures.

**8 ROOF FRAMING PLAN**  
 This plan view shows the layout of the roof framing, including the location of the rafters, trusses, and other fixtures. The drawing includes dimensions for the overall size and specific details for the fixtures.

**9 MECHANICAL PLAN**  
 This plan view shows the layout of the mechanical system, including the location of the furnace, water heater, and other fixtures. The drawing includes dimensions for the overall size and specific details for the fixtures.

**10 WALL SECTION**  
 This section view shows the vertical assembly of the wall, including the foundation, footing, and wall. The drawing includes dimensions for the overall height and width, as well as specific details for the assembly.

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**2 LEFT SIDE ELEVATION**  
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**3 REAR ELEVATION**  
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**4 RIGHT SIDE ELEVATION**  
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**5 SECTION AT DOWN TYP.**  
NOT TO SCALE

**6 MECHANICAL PLAN**  
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**7 FOUNDATION PLAN**  
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**8 ROOF FRAMING PLAN**  
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**9 WALL SECTION**  
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